

Document #5118

11/10/88

MEMORANDUM

NOVEMBER 10, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 46 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	2	2	1	
Back Bay	1			
Beacon Hill				
Charlestown				
Chinatown				
City Proper				
Dorchester	2		2	
East Boston	2	1	1	1
Fenway	1			
Government Center				
Hyde Park	4	1		
Jamaica Plain	5			
Kenmore				
Mattapan	1			
North End				
North Station	1			
Roslindale	1	1		1
Roxbury	6		1	1
South Boston	2			
South Cove	1			
South End	1			
West Roxbury	2			1

Allston-Brighton

Approval	Z-12049.	30-80 Warren Street, addition.
Approval	Z-11845.	1092-1104 Commonwealth Avenue, auto body repair garage.
Denial	Z-12039.	67 Nottinghill Road, eight to nine apartments.
Denial	Z-12110.	116 Brooks Street, one to three family dwelling.
Denial without Prejudice	Z-12126- 12127.	4 Union Street and 52 Monastery Road, legalize two family dwellings.

Back Bay

Approval	Z-12177.	284 Commonwealth Avenue, music school to lodging house.
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Dorchester

Approval	Z-11675.	17-23A Faulkner Street, four apartments.
Approval	Z-12029.	18-24 Harvard Avenue, woodcraft.
Denial without Prejudice	Z-12216.	218 Neponset Avenue, two to three family dwelling.
Denial without Prejudice	Z-12125.	126-138A Whitfield Street, four apartments.

East Boston

Approval	Z-11894.	13 Emmons Street, one to two family dwelling.
Denial	Z-12118.	420 Sumner Street, one to three family dwelling.
Approval	Z-12115- 12116.	108-110 Gladstone Street, subdivision.
Deferral	Z-12124.	17 Nay Street, auto body repair shop and taxi garage.
Denial without Prejudice	Z-12146.	8 Thurston Street, front and rear decks.

Fenway

Approval	Z-11971.	1 Autumn Street, school of nursing to outpatient clinic.
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Hyde Park

Denial	Z-12111.	1437 Hyde Park Avenue, legalize five apartments.
Approval	Z-12123.	18 Warren Park, accessory garage addition.
Approval	Z-12167.	1928 Hyde Park Avenue, one to two family dwelling.
Approval	Z-12246.	59 Readville Street, addition.
Approval	Z-12071- 12074.	88-92 Bradlee Street and 226 Huntington Avenue, four one-family dwellings.

Jamaica Plain

Deferral	Z-11866.	16 Arborview Road, carport.
Approval	Z-12141.	3 Greenough Park, dormer addition.
Approval	Z-12147.	45 Hall Street, porch additions.
Approval	Z-12166.	7 Harris Avenue, rest home to offices.
Approval	Z-12112- 12113.	63-65 Sedgwick Street, two to three family dwellings.

Mattapan

Approval	Z-12128.	26 Deering Road, two family dwelling.
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North Station

Approval	Z-12109.	105-121 Merrimac Street, increase capacity of lodging house.
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Roslindale

Deferral	Z-12081.	1452 Centre Street, addition.
Approval	Z-12242.	35-39 Belgrade Avenue, additions to church.
Denial	Z-12104.	2-6 Palfrey Street, five apartments.

Roxbury

Approval	Z-12089- 12090.	41-55 Dimock Street, health center services.
Approval	Z-11679.	203-205 Blue Hill Avenue, tavern seating capacity.
Approval	Z-12028.	22 Anita Terrace, one to three family dwelling.
Approval	Z-11978.	10 Millmont Street, raise roof.

Denial w/o Prejudice	Z-12045.	20-22 Clifton Street, beauty salon.
Approval	Z-12070.	230 Southampton Street, sign.
Approval	Z-12285.	6 Moreland Street, legalize four family dwelling.
Approval	Z-11755.	209-215 Norfolk Avenue, distribution of food products.

South Boston

Approval	Z-12119.	122 D Street, deck additions.
Approval	Z-12130.	146 West Third Street, dormer and deck additions.

South Cove

Approval	Z-12078.	400 Stuart Street, parking lot.
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South End

Approval	Z-12140.	406-408 Harrison Avenue, three apartments and store to four apartments.
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West Roxbury

Approval	Z-12131.	111 Oakmere Street, addition.
Approval	Z-12145.	10-12 High View Avenue, rebuild porch.
Deferral	Z-12185.	53 Spring Street, for community review.

BOARD OF APPEAL REFERRALS

NOVEMBER 10, 1988

Hearing

- | | | | |
|-----|---------------|----------|--|
| 1. | Z-11679 | 11/22/88 | James Cairns
203-205 Blue Hill Avenue, Roxbury |
| 2. | Z-11755 | 11/15/88 | James Chiang, Trustee
209-215 Norfolk Avenue, Roxbury |
| 3. | Z-11845 | 11/29/88 | Field Corporation
1092-1104 Commonwealth Avenue, Brighton |
| 4. | Z-11866 | 11/22/88 | Salvatore V. Imbergamo
16 Arborview Road, Jamaica Plain |
| 5. | Z-11894 | 1/10/88 | Phyllis Falzone
13 Emmons Street, East Boston |
| 6. | Z-11971 | 11/15/88 | New England Deaconess Hospital
1 Autumn Street, Boston |
| 7. | Z-11978 | 11/15/88 | Michael Fashaw
10 Millmont Street, Roxbury |
| 8. | Z-12028 | 11/22/88 | Peter H. McClellan
22 Anita Terrace, Roxbury |
| 9. | Z-12029 | 11/15/88 | Evergreen Realty Trust
Sylvine Smith
18-24 Harvard Avenue, Dorchester |
| 10. | Z-12039 | 11/15/88 | Arthur Kalotkin
67 Nottingham Road, Brighton |
| 11. | Z-12045 | 11/15/88 | Jose Pontes
20-22 Clifton Street, Roxbury |
| 12. | Z-12049 | 11/22/88 | Kennedy Memorial Hospital
30-80 Warren Street, Brighton |
| 13. | Z-12070 | 11/22/88 | Thomas H. Scott
230 Southampton Street, Roxbury |
| 14. | Z-12071-12074 | 11/22/88 | 222 Huntington Realty Trust
Peter J. Garrity
88-92 Bradlee Street & 226 Huntington Avenue
Hyde Park |
| 15. | Z-12078 | 11/29/88 | Allright Boston Parking, Inc.
400 Stuart Street, Boston |
| 16. | Z-12081 | 11/22/88 | Accurate Radiator Service
Brian Gillis
1452 Centre Street, Roslindale |

BOARD OF APPEAL REFERRALS

NOVEMBER 10, 1988

Hearing

17.	Z-12089-12090	11/29/88	Jackie Jenkins-Scott 41-45, 55 Dimock Street, Roxbury
18.	Z-12104	11/29/88	Gary Martell 2-2A, 4-4A, 6 Palfrey Street, Roslindale
19.	Z-12109	11/29/88	Newman Memorial Religious School 104-121 Merrimack Street, Boston
20.	Z-12110	11/29/88	Anna M. Muth 116 Brooks Street, Brighton
21.	Z-12111	11/29/88	Annemaria Nicotera 1437 Hyde Park Avenue, Hyde Park
22.	Z-12112-12113	11/29/88	Dustin P. Carter 63-65 Sedgwick Street, Jamaica Plain
23.	Z-12115-12116	11/29/88	Josephine Hull 108-110 Gladstone Street, East Boston
24.	Z-12118	11/29/88	Gary Multer 420 Sumner Street, East Boston
25.	Z-12119	11/29/88	Brian W. Morrison 122 D Street, South Boston
26.	Z-12123	11/29/88	Robert A. Ruzanski 18 Warren Park, Hyde Park
27.	Z-12124	11/29/88	Renie Realty Trust 17 Nay Street, East Boston
28.	Z-12125	11/29/88	Paul D. Laffey 126-138A Whitfield Street, Dorchester
29.	Z-12126-12127	11/29/88	Barry B. Teicholz 4 Union Street & 52 Monastery Road Brighton
30.	Z-12128	11/29/88	Juan Cruz 26 Deering Road, Mattapan
31.	Z-12130	12/6/88	Donald J. & Faye O'Brien 146 West Third Street, South Boston
32.	Z-12131	12/6/88	Anthony Carrara 111 Oakmere Street, West Roxbury
33.	Z-12140	12/6/88	Wong Toy 406-408 Harrison Avenue, Boston

BOARD OF APPEAL REFERRALS

NOVEMBER 10, 1988

Hearing

34.	Z-12141	12/6/88	Christine O'Toole 3 Greenough Park, Jamaica Plain
35.	Z-12145	12/6/88	Jose R. Agosta 10-12 Highview Avenue, West Roxbury
36.	Z-12146	12/6/88	Nelson Piffer 8 Thurston Street, East Boston
37.	Z-12147	12/6/88	Arthur Weingarten 45 Hall Street, Jamaica Plain
38.	Z-12166	11/15/88	Stavros Frantzis 7 Harris Avenue, Jamaica Plain
39.	Z-12167	11/29/88	Kenneth & Lillian Hughey 1928 Hyde Park Avenue, Hyde Park
40.	Z-12177	11/22/88	Orange Star Trust John Coppola 284 Commonwealth Avenue, Boston
41.	Z-12185	12/6/88	Buzzy's Realty Corporation 53 Spring Street, West Roxbury
42.	Z-12216	11/29/88	Martin Nee 218 Neponset Avenue, Dorchester
43.	Z-12242	11/15/88	St. Nectarios Church 35-39 Belgrade Avenue, Roslindale
44.	Z-12246	12/6/88	Angelo M. Scaccia 59 Readville Street, Hyde Park
45.	Z-12285	11/22/88	The Canton Corporation 6 Moreland Street, Roxbury
46.	Z-11675	11/10/88	John T. Mullins 17-23 Faulkner Street, Dorchester

11/10/88

Hearing: 11/22/88 Z-11679
James Cairns
203-205 Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Increase seating capacity of tavern from 52 to 156 persons.

Violation(s): Accessory parking is conditional use.
Extension of nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11679, James Cairns, 203-205 Blue Hill Avenue, Roxbury, for conditional use and extension of nonconforming use to increase capacity of tavern from 52 to 156 persons in an apartment (H-1) and local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to an adequate buffer plan be submitted to the Authority for design review approval. The building is located in the Sav-Mor subdistrict of the Roxbury Interim Planning Overlay District along a Boulevard Planning District. Conner's Pub and Grub has been located in this neighborhood for over sixty years and at this location for over ten years. The proposal to expand this restaurant use to include full kitchen and seating facilities and a parking lot along the Blue Hill Avenue corridor is consistent with the goals and objectives of the IPOD. The project will contribute significant commercial investment and provide food service in a neighborhood presently underserved by quality full-service restaurants. This particular area along Blue Hill Avenue has experienced significant divestment. Commercial use along the Avenue is appropriate and necessary for the continued redevelopment of the entire Roxbury neighborhood. Both the community and the Roxbury Neighborhood Council have reviewed the proposal and support the project. The addition and new parking lot require site plan review in order to provide an adequate buffer between the abutting residential properties and the parking lot and to establish commercial development compatible with the surrounding residential neighborhood.



2-11679 203-205 BLUE HILL AVE., ROXBURY IP0D

Hearing: 11/15/88 Z-11755
James Chiang, Trustee
209-215 Norfolk Avenue
Roxbury

Site: One-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from textiles storage to storage
and distribution of food products.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11755, James Chiang, Trustee, 209-215 Norfolk Avenue, Roxbury, for change of occupancy from textiles storage to storage and distribution of food products in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to treatment of perimeter fence and signage be submitted to the Authority for design review approval. The building is located in the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District. The proposed use is for the storage and distribution of imported food products in a one-story masonry building. The surrounding area is a mix of residential, industrial, commercial, and food processing uses abutting one another. The IPOD was adopted in order to properly address these concerns regarding the compatibility of the existing commercial uses and the potential growth within a mixed residential/commercial neighborhood. The appellant has reviewed proposal with the community and the Roxbury Neighborhood Council and addressed their concerns regarding the new use as a food warehouse and distribution facility. The site is adjacent to Shirley Street which is a predominantly residential neighborhood, the concerns focused on the hours of operation and the reduction of vehicular traffic to and from the site.



Z-11755 209-215 NORFOLK AVE., ROXBURY IP0D

11/10/88

Hearing: 11/29/88 Z-11845
Field Corporation
1092-1104 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores, offices, and restaurants
and cleaners to same and auto body repair garage.

Violation(s): Auto body garage is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11845, Field Corporation, 1092-1104 Commonwealth Avenue, Brighton, for conditional use for change of occupancy from stores, offices, restaurants, and cleaners to same and auto body repair garage in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to confinement of paint fumes be submitted to the Authority for design review approval. The property is located in the Commonwealth Avenue Corridor of the Allston-Brighton Interim Planning Overlay District. Existing records demonstrate that an auto repair garage has existed at this site for over fifty years. The garage structure is located to rear of the storefronts facing along Commonwealth Avenue and does not affect an expansion of noxious and conflicting land uses in this neighborhood, the retail commercial character of this area.



Z-11845 1092-1104 COMMONWEALTH AVE., BRIGHTON

Board of Appeal Referrals

11/10/88

Hearing: 11/22/88 Z-11866
Salvatore V. Imbergamo
16 Arborview Road
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect carport addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11866, Salvatore V. Imbergamo, 16 Arborview Road, Jamaica Plain, for variance to erect carport addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral. Neighborhood has serious concerns with respect to addition. Appellant should meet with neighbors to resolve issues.



Z-11866 16 ARBORVIEW RD., JAMAICA PLAIN

Board of Appeal Referrals

11/10/88

Hearing: 9/27/88 Z-11894
Phyllis Falzone
13 Emmons Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11894, Phyllis Falzone, 13 Emmons Street, East Boston, for two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal does not establish a negative precedent nor is it considered a detriment to the environment and/or the safety of the residents in the immediate vicinity. Appellant has met with BRA staff regarding original problems with floor plans and second means of egress. These issues have been sufficiently addressed and resolved.



Z-11894 13 EMMONS ST., EAST BOSTON

Hearing: 11/15/88 Z-11971
New England Deaconess Hospital
1 Autumn Street
Boston

Site: Six-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from school of nursing and dormitory to out-patient clinic and professional offices.

Violation(s): Hospital is conditional use.

VOTED: In reference to petition Z-11971, New England Deaconess Hospital, 1 Autumn Street, Boston, for conditional use for change of occupancy from school of nursing and dormitory to out-patient clinic and professional offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the hospital agrees to undertake annual monitoring of traffic and parking impacts of the clinic facility and institute appropriate mitigation actions; that the hospital further agrees to work with MASCO and the City to undertake on an annual basis area-wide traffic studies to monitor existing conditions and the effectiveness of mitigation actions. Proposed conversion of nursing school to clinic and administrative space will represent in large part the relocation of existing staff from outdated and overcrowded facilities into new facilities created by the renovation. Proposed rehabilitation will retain access to the building from Autumn Street so that drop off for patients will be confined to the hospital campus rather than local streets. No exterior changes will be made to the building. This project was favorably reviewed with the Institutional Expansion Board and the neighborhood at meetings to discuss the clinic proposal. The hospital has submitted a letter agreeing to work with the City Transportation Department on the annual monitoring and mitigation of project and area-wide traffic and parking impacts.



2-11971 1 AUTUMN STREET, ROXBURY

Board of Appeal Referrals

11/10/88

Hearing: 11/15/88 Z-11978
Michael Fashaw
10 Millmont Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Raise roof for additional living space.

Violation(s): Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11978, Michael Fashaw, 10 Millmont Street, Roxbury, for variance to raise roof for additional living space in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site lies in the Highland Park subdistrict of the Roxbury Interim Planning Overlay District. This has been an existing condition for over twenty years and no work is to be done on the structure. The existing three-family density is consistent with the surrounding low-scale residential neighborhood and the adjacent Roxbury Community College. Appellant has received support from the Roxbury Neighborhood Council and their surrounding neighbors.



Z-11978 10 MILLMONT ST., ROXBURY IPOD

Hearing: 11/22/88

Z-12028
Peter H. McClellan
22 Anita Terrace
Roxbury

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from one- to three-family dwelling.

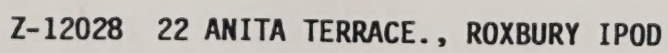
Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12028, Peter H. McClellan, 22 Anita Terrace, Roxbury, for forbidden use, change in nonconforming use and two variances for change of occupancy from one- to three-family dwelling in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site lies in the Highland Park subdistrict of the Roxbury Interim Planning Overlay District. This has been an existing condition for over twenty years and no work is to be done on the structure. The existing three-family density is consistent with the surrounding low-scale residential neighborhood and the adjacent Roxbury Community College. Appellant has received support from the Roxbury Neighborhood Council and their surrounding neighbors.



Hearing: 11/15/88 Z-12029
Evergreen Realty Trust
Sylvine Smith
18-24 Harvard Avenue
Dorchester

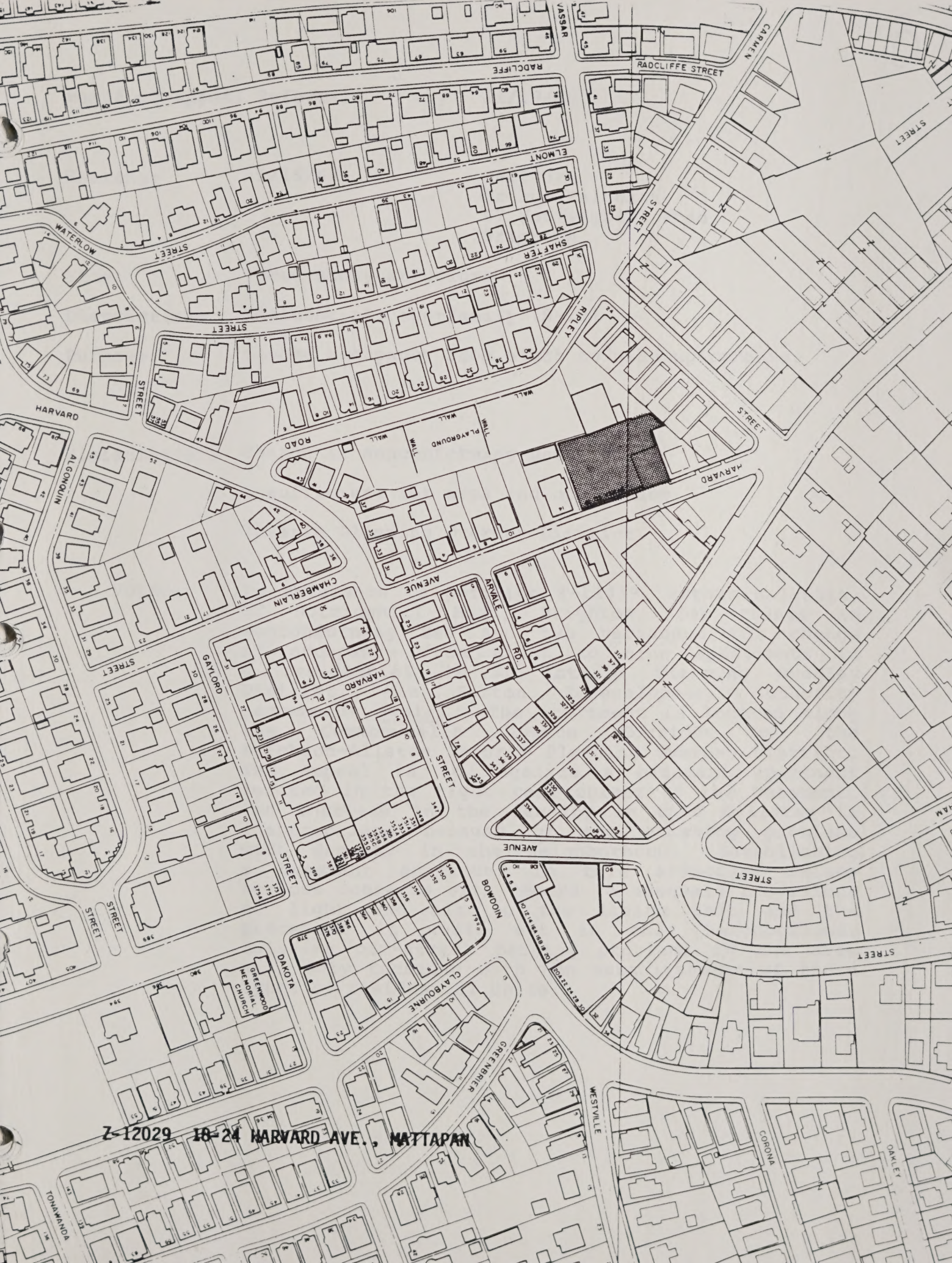
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from garage, x-ray sales and service, kennel, auto repair, and used car sales to wood craft, garage, auto repair, and used car sales.

Violation(s): Wood craft is forbidden use.

VOTED: In reference to petition Z-12029, Evergreen Realty Trust, Sylvine Smith, 18-24 Harvard Avenue, Dorchester, for forbidden use for change of occupancy from garage, x-ray sales and service, kennel, auto repair, and used car sales to wood craft, garage, auto repair, and used car sales in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all work be performed indoors; that rubbish be collected on a regular basis; that plans with particular respect to exterior changes and signage be submitted to the Authority for design review approval. The building is located near the intersection of Washington and Bowdoin Streets directly across the street from an L-.5, local business zone. The existing structure is a large, multi-use one-story masonry commercial structure common in all of the City's neighborhoods. The proposed change of use to add a wood shop is not incompatible with the existing uses in the building nor does it represent a commercial expansion into a residential neighborhood. Hours of operation are a concern.



7-12029 18-24 HARVARD AVE., MATTAPAN

Board of Appeal Referrals

11/10/88

Hearing: 11/15/88 Z-12039
Arthur Kalotkin
67 Nottingham Road
Brighton

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from eight to nine apartments.

Violation(s): Change in nonconforming use.
Insufficient lot area and open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12039, Arthur Kalotkin, 67 Nottingham Road, Brighton, for change in nonconforming use and two variances for change of occupancy from eight to nine apartments in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The apartment is located along the Commonwealth Avenue Corridor of the Brighton-Allston Interim Planning Overlay District. The appeal is to legalize a basement apartment located in the right rear corner of the basement. The increase in the density in this building is inappropriate because of the existing problems with density in the neighborhood. Establishing a basement apartment in this structure raises serious concerns with regard to adequate provisions of light and air to the living unit and the precedent it would set in this neighborhood. Existing off-street parking problems in the area will only increase with the establishment of these types of residential units.



Z-12039 67 NOTTINGHILL ROAD, BRIGHTON TPOD

Board of Appeal Referrals

11/10/88

Hearing: 11/15/88 Z-12045
Jose Pontes
20-22 Clifton Street
Roxbury

Site: One-story structure

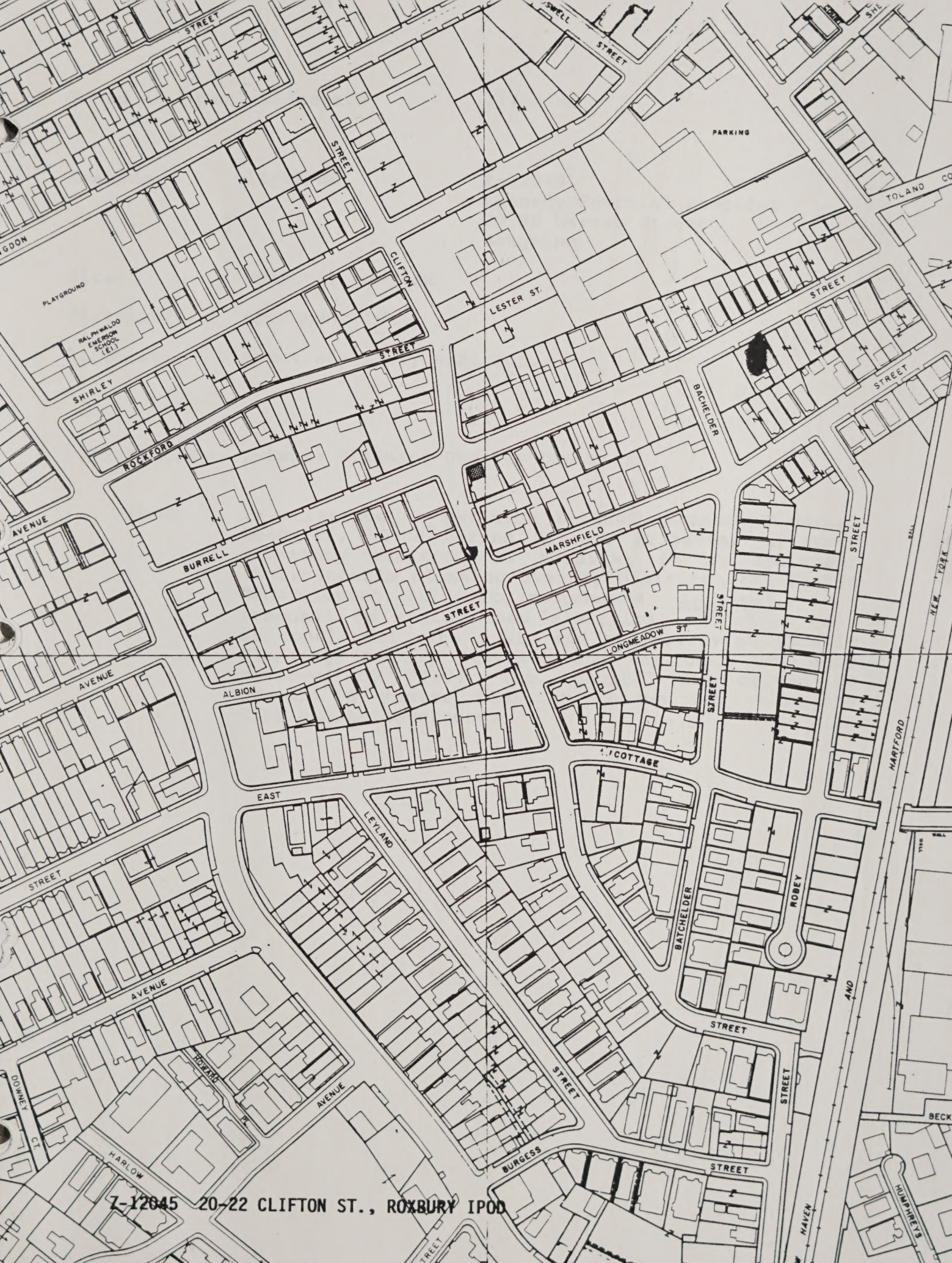
District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling and
store to beauty salon and grocery store.

Violation(s): Beauty salon is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12045, Jose Pontes, 20-22 Clifton Street, Roxbury, for forbidden use for change of occupancy from two-family dwelling and store to beauty salon and grocery store in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The structure lies in the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. The proposed addition of a business in this building is inappropriate. There are a number of vacant storefronts located in commercial areas in the neighborhood which would be a more appropriate location for this use. The interim planning goals and objectives for this area emphasize the need for appropriate location and expansion of both housing and local business uses.



Z-12045 20-22 CLIFTON ST., ROXBURY IP04

Board of Appeal Referrals

11/10/88

Hearing: 11/22/88 Z-12049
Kennedy Memorial Hospital
30-80 Warren Street
Brighton

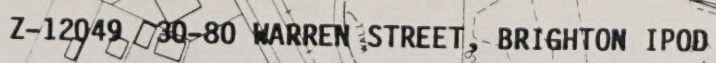
Site: Hospital complex

District(s): Apartment (H-1)

Purpose: Erect one-story addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12049, Kennedy Memorial Hospital, 30-80 Warren Street, Brighton, to erect one-story addition to hospital in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposal to enclose new electrical switching gear is consistent with goals and objectives of Interim Planning Overlay District and has been favorably reviewed by PZAC. The hospital has agreed to prepare a master plan in conjunction with the City and neighborhood.



Board of Appeal Referrals

11/10/88

Hearing: 11/22/88 Z-12070
Thomas H. Scott
230 Southampton Street
Roxbury

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Erect sign.

Violation(s): Height and area are excessive.

VOTED: In reference to petition Z-12070, Thomas H. Scott, 230 Southampton Street, Roxbury, for conditional use to erect sign in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso that height of sign be approved by the Economic and Industrial Development Corporation. Site is located in the Newmarket Square within the boundaries of EDIC. Proposed sign will replace existing signage.



Z-12070 230 SOUTHAMPTN ST., ROXBURY

Hearing: 11/22/88 Z-12071-12074
222 Huntington Realty Trust
Peter J. Garrity
88-92 Bradlee Street &
226 Huntington Avenue
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect four one-family dwellings.

Violation(s): Insufficient lot width and frontage.

VOTED: In reference to petitions Z-12071-12074, 222 Huntington Realty Trust, Peter J. Garrity, 88-92 Bradlee Street & 226 Huntington Avenue, Hyde Park, for eight variances to erect four one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to any water runoff to abutting properties be submitted to the Authority for design review approval. Plans have been review with community. Two abutters have no objection. Concern of immediate abutter is water runoff which will be addressed in the design review process.



7-12071-12074 88-92 BRADLEE ST., & 226 HUNTINGTON AVE. HYDE PARK

11/10/83

Hearing: 11/29/88 Z-12078
Allright Boston Parking, Inc.
400 Stuart Street
Boston

Site: Parking lot

District(s): General business (B-3)

Purpose: Continue use of parking lot for 93 cars.

Violation(s): Parking lot and restricted parking district are conditional uses.

VOTED: In reference to petition Z-12078, Allright Boston Parking, Inc., 400 Stuart Street, Boston, for two conditional uses to continue use of parking lot for 93 cars in a general business (B-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that five spaces be reserved for van pool vehicles under terms satisfactory to the Air Pollution Control Commission; that use terminate after one year. The Boston Transportation Department has no objection to the use of this site as a parking facility, and has received no complaints regarding the impact of the facility's operation on traffic circulation in the neighborhood. The Air Pollution Control Commission has, however, identified this parking lot as one which should provide five (5) spaces for van pool vehicles. Because the BTD has commissioned the Back Bay Traffic Study, and because significant other parking resources are scheduled to become available in the immediate area in the near future, the Conditional Use Permit should be granted for a period of one (1) year, at which time the use of this site as an open air parking lot should be reassessed in light of changed conditions and the findings of the Back Bay Transportation Study. The Back Bay Association supports the extension of the Permit with no provisos. The Neighborhood Association of Back Bay will go on record only to request that if the extension is granted, it be done for a period of one (1) year.



Z-12078 400 STUART STREET, BOSTON

16

Board of Appeal Referrals

11/10/88

Hearing: 11/22/88 Z-12081
Accurate Radiator Service
Brian Gillis
1452 Centre Street
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to auto repair structure.

Violation(s): Extension of nonconforming use.
Insufficient side and rear yards.

VOTED: In reference to petition Z-12081, Accurate Radiator Service, Brian Gillis, 1452 Centre Street, Roslindale, for extension of nonconforming use and two variances to erect a one-story addition to auto repair structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until petitioner meets with abutters to address their concerns. Additional bay for minor auto repairs.



Z-12081 1452 CENTRE ST., ROSLINDALE

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12089-12090
Jackie Jenkins-Scott
41-45, 55 Dimock Street
Roxbury

Site: Hospital complex

District(s): General business (B-1)

Purpose: Change occupancy from hospital, administrative offices, and day care center to ambulatory health care services, mental health services, day care center, and coffee shop.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petitions Z-12089-12090, Jackie Jenkins-Scott, 41-45, 55 Dimock Street, Roxbury, for change of occupancy from hospital, administrative offices, and day care center to ambulatory health care services, mental health services, day care center, and coffee shop in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal meets goals and objectives of the Interim Planning Overlay District and provides needed services to health center.



7-12089-12090 41,45 & 55 DIMOCK STREET, ROXBURY IPOB

Hearing: 11/29/88 Z-12104
Gary Martell
2-2A, 4-4A, 6 Palfrey Street
Roslindale

Site: 9,640 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Combine lots; erect five-unit apartment structure.

Violation(s): Insufficient lot area, width, frontage, front,
rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-12104, Gary Martell, 2-2A, 4-4A, 6 Palfrey Street, Roslindale, for eight variances to combine lots and erect five-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed nonconforming multifamily development on 9,640 square feet of land in a two-family residential district is totally inappropriate. Only 11 percent of required lot area is provided. No off-street parking indicated on plans. Development would set an unwanted precedent. Five-unit apartment structure in an R-.5 district is a forbidden use which was inadvertently not cited.



Z-12104 2-2A, 4-4A & 6 PALFREY STREET, ROSEINDALE

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12109
Newman Memorial Religious School, Inc.
105-121 Merrimac Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-4)

Purpose: Increase capacity of lodging house (24 rooms).

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12109, Newman Memorial Religious School, Inc., 105-121 Merrimac Street, Boston, for extension of nonconforming use to increase capacity of lodging house (24 rooms) in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Use does not adversely impact either the existing urban fabric or vehicular circulation of the surrounding area.



Z-12109 105-121 MERRIMAC STREET, BOSTON

Hearing: 11/29/88

Z-12110
Anna M. Muth
116 Brooks Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12110, Anna M. Muth, 116 Brooks Street, Brighton, for forbidden use and five variances for change of occupancy one- to three-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The house presently contains two separate units and the creation of a third separate unit within the existing structure eliminates the family character of the house and creates a negative precedent to the neighborhood. The proposed units are extremely small and do not reflect the low-density housing character in the surrounding neighborhood. Neighbors have expressed opposition to the proposed change of occupancy.



7-12110-116 BROOKS STREET, BRIGHTON 1908

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12111
Annemaria Nicotera
1437 Hyde Park Avenue
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as five-family dwelling.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, frontage, and open space.

VOTED: In reference to petition Z-12111, Annemaria Nicotera, 1437 Hyde Park Avenue, Hyde Park, for forbidden use and four variances to legalize occupancy as five-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Five units are excessive and could create an undesirable precedent. Two- and three-family dwellings abut on either side.



12111 1437 HYDE PARK AVENUE, HYDE PARK

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88

Z-12112-12113
Dustin P. Carter
63-65 Sedgwick Street
Jamaica Plain

Site: 2½-Story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwellings.

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-12112-12113, Dustin P. Carter, 63-65 Sedgwick Street, Jamaica Plain, for two variances for change of occupancy from two- to three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Duplex structure is located in the Sumner Hill National Register Historic District of Jamaica Plain. Three-family occupancies existing for many years are consistent with residential neighborhood.



Z-12112-12113 63-65 SEDGWICK STREET, EAST BOSTON

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12115-12116
Josephine Hull
108-110 Gladstone Street
East Boston

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide duplex structure.

Violation(s): Insufficient lot area, width, open space, side
yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12115-12116, Josephine Hull, 108-110 Gladstone Street, East Boston, for twelve variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval of subdivision of two-family structures. Four units presently exist in duplex structure. Inspectional Services Department applications indicate a three-family dwelling as the single occupancy. Appellant's attorney has been notified and intends to rectify condition.



Z-12115-12116 100-110 GLADSTONE STREET, EAST BOSTON

Hearing: 11/29/88 Z-12118
Gary Multer
420 Sumner Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area and open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12118, Gary Multer, 420 Sumner Street, East Boston, for two variances for change of occupancy from one- to three-family dwelling in an apartment (H-1-40) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed units are considerably substandard in relation to the surrounding land use patterns. Two of the three units are studio units, one of which is in the basement. Appellant offers no parking to his tenants, a violation of the IPOD which requires one parking space per unit for development of one to three units. Proposal is incongruous with Goals and Objectives outlined for the Jeffries Point Subdistrict which states "...to discourage development that increases the existing parking problems". Proposal inappropriately increases the density through the development of substandard units. East Boston PZAC recommendation: denial.



7-12118 420 SUMMER STREET, EAST BOSTON IP0D

Hearing: 11/29/88 Z-12119
Brian W. Morrison
122 D Street
South Boston

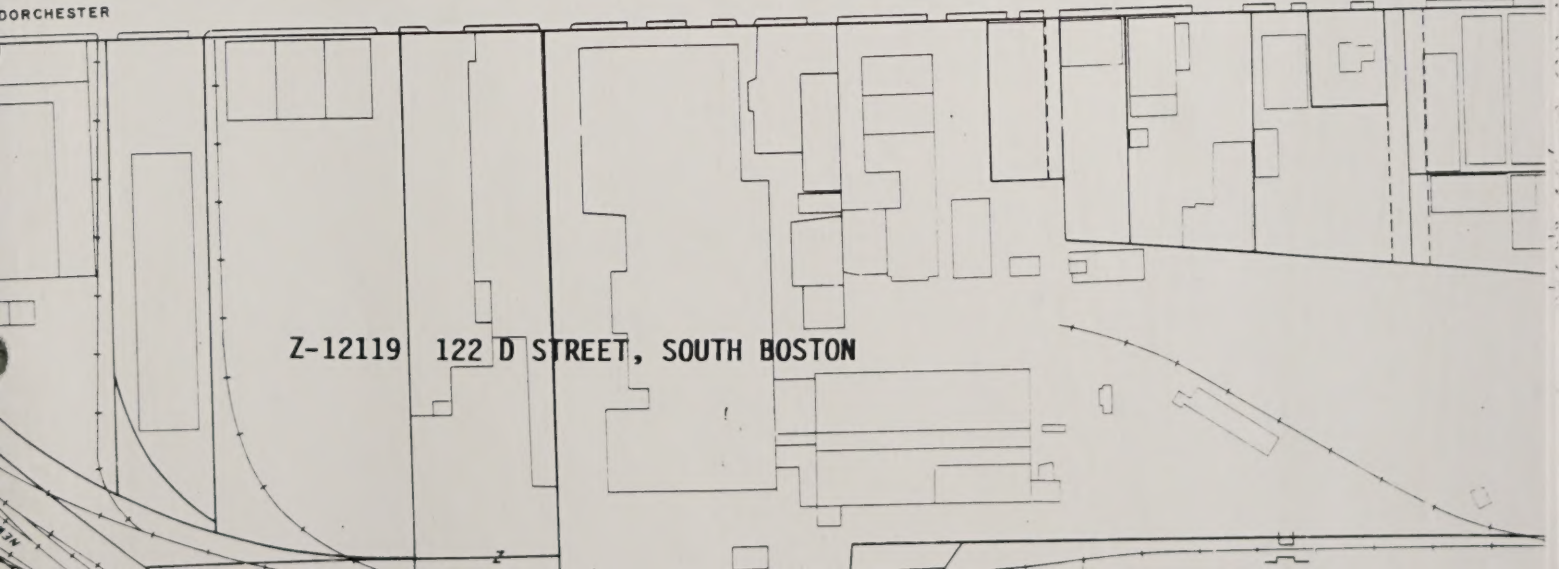
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect three 12 x 16 deck additions to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12119, Brian W. Morrison, 122 D Street, South Boston, for variance to erect three 12 x 16 deck additions to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the decks be reduced in size to 9 x 12; that the stairwells remain within the 9 x 12 dimensions as shown on plans. Proposed size reduction provides adequate access along rear and side of decks.



Z-12119 122 D STREET, SOUTH BOSTON

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88

Z-12123
Robert A. Ruzanski
18 Warren Park
Hyde Park

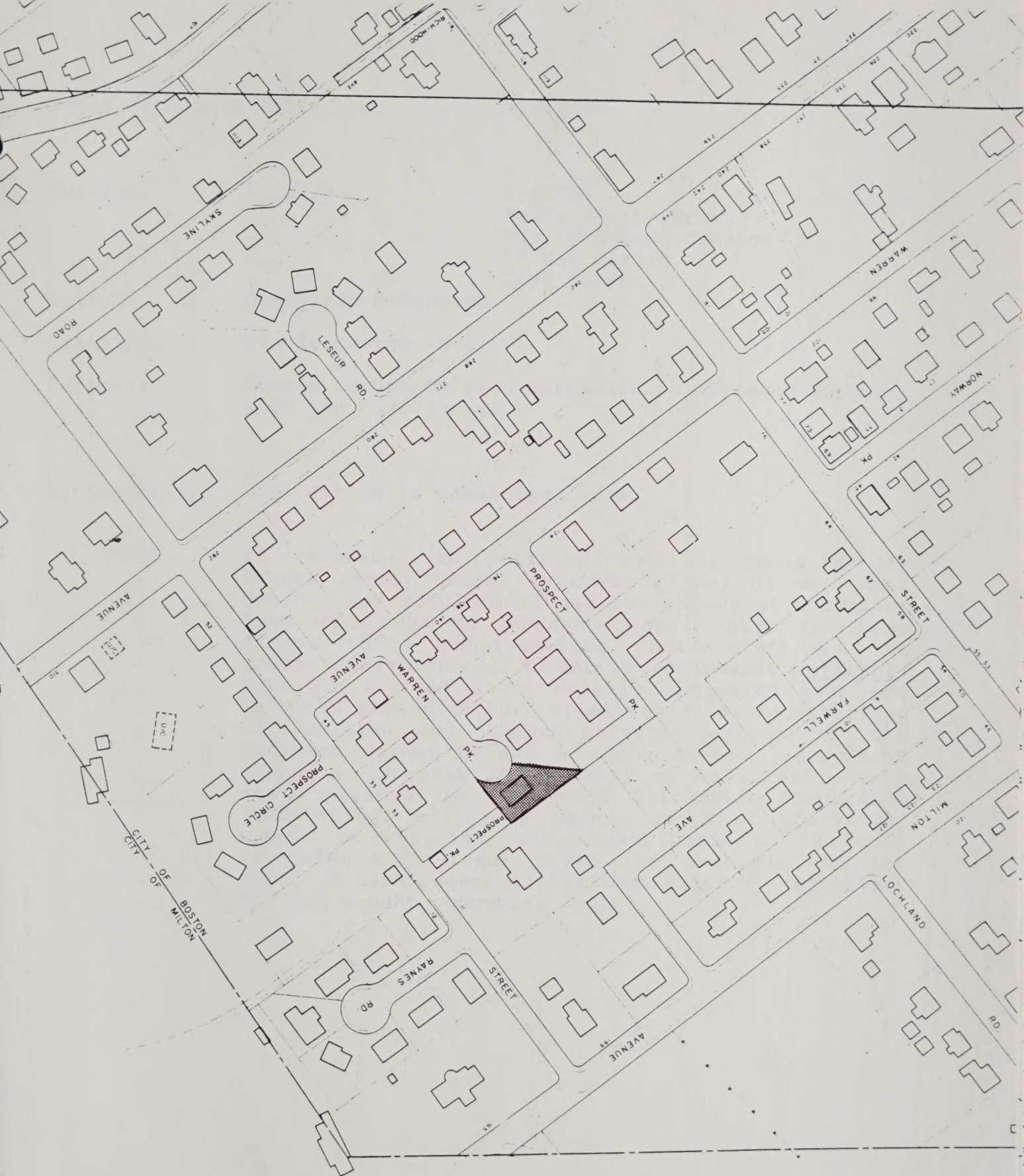
Site:

District(s): Single-family (S-.3)

Purpose: Erect addition to accessory one-car garage.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12123, Robert A. Ruzanski, 18 Warren Park, Hyde Park, for variance to erect addition to accessory one-car garage in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Additional bay to existing garage. Property located at the end of cul de sac. no apparent impact.



Z-12123 18 WARREN PARK, HYDE PARK

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12124
Renie Realty Trust
Harvey Cohen, Trustee
17 Nay Street
East Boston

Site: One-story structure

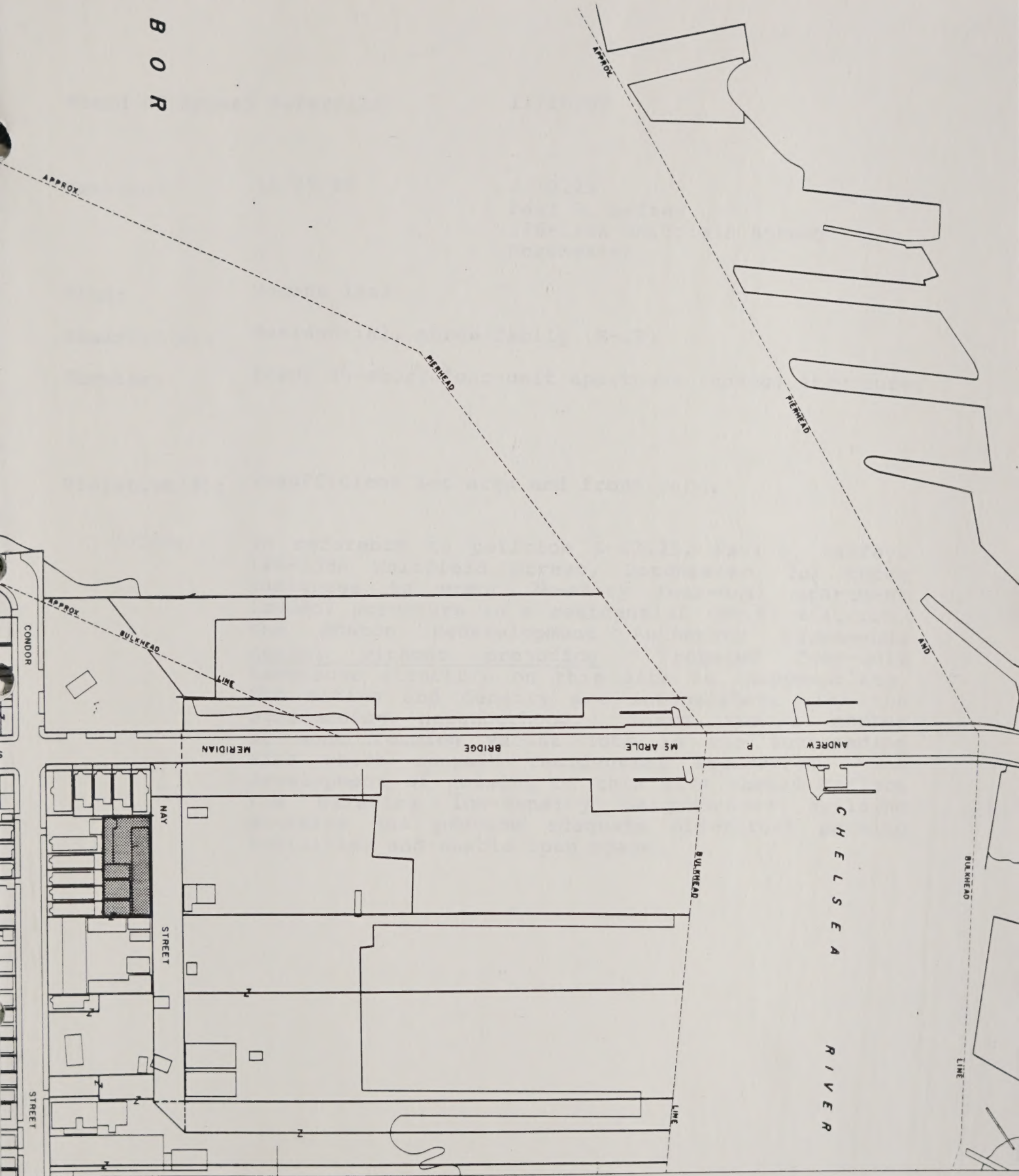
District(s): Manufacturing (M-1)

Purpose: Change occupancy from warehouse to autobody repair shop and taxi garage.

Violation(s): Taxi garage is conditional use.

VOTED: In reference to petition Z-12124, Renie Realty Trust, Harvey Cohen, Trustee, 17 Nay Street, East Boston, for conditional use for change of occupancy from warehouse to autobody repair shop and taxi garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral. Site is located in a heavily congested area and in close proximity to a vital vehicular intersection of Meridian and Condor Streets just before the Meridian Street Bridge of East Boston. Appellant seeks to increase the density of an already dense and congested lot. Lack of information regarding landscaping, buffering plans, hours of operation, number of vehicles, etc. contributes to the need to defer this issue given the location and the types of uses requested for legalization. Appellant has not sought community input.

B O R



Z-12124 17 NAY STREET, EAST BOSTON

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12125
Paul D. Laffey
126-138A Whitfield Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect 2½-story four-unit apartment (condo) structure.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-12125, Paul D. Laffey, 126-138A Whitfield Street, Dorchester, for three variances to erect 2½-story four-unit apartment (condo) structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed four-unit townhouse structure on this site is inappropriate. The siting and density are inconsistent with the surrounding neighborhood. There are a number of nonconforming vacant lots in the surrounding area which contain residential structures. The development of housing on this site should reflect the existing low-density neighborhood building patterns and provide adequate off-street parking facilities and usable open space.



Z-12125 126-138A WHITFIELD STREET, DORCHESTER

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12126-12127
HTGT Realty Trust
Terri I. Schwartz, Trustee
4 Union Street & 52 Monastary Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two two-family dwellings.

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-12125-12127, HTGT Realty Trust, Terri I. Schwartz, Trustee, 4 Union Street & 52 Monastary Road, Brighton, for two variances to legalize occupancy for two two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Property is located in the Washington Heights subdistrict of the Allston-Brighton Interim Planning Overlay District. Proposal would create a negative precedent. Allston-Brighton residents have strong concerns with respect to increased density in this structure.



7-12125-12127 4 UNION STREET & 52 MONASTERY ROAD, BRIGHTON

11/10/88

30

Hearing: 11/29/88 Z-12128
Juan Cruz
26 Deering Road
Mattapan

Site: 3,514 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-12128, Juan Cruz, 26 Deering Road, Mattapan, for ten variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Lot size is 3,514 square feet. Case was previously heard before the Board of Appeal on March 22, 1988. At that hearing, this case was denied without prejudice because of incompatible design, poor site placement of structure, and lack of off-street parking. Since this time, the appellant has met with the Authority and has addressed these concerns. The present proposal is compatible with surrounding homes in architectural style, massing, and materials, front and side yard setbacks conform to standard of the street and two rear yard parking spaces are provided in revised plan. The neighborhood and abutting properties are supportive of this proposal. The Mayor's Office of Neighborhood Services supports this revised proposal.



Z-12128 26 DEERING ROAD, MATTAPAN

Board of Appeal Referrals

11/10/88

31

Hearing: 12/6/88 Z-12130
Donald J. O'Brien
146 West Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect two dormer additions and deck addition to
two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12130, Donald J. O'Brien, 146 West Third Street, South Boston, for two variances to erect two dormer addition and deck addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to rear and west side deck dimensions be submitted to the Authority for design review approval. Submitted plans do not adequately reflect deck dimensions.



Z-12130 146 WEST THIRD STREET, SOUTH BOSTON

Board of Appeal Referrals

11/10/88

Hearing: 12/6/88 Z-12131
Anthony Carrara
111 Oakmere Street
West Roxbury

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12131, Anthony Carrara, 111 Oakmere Street, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition maintains existing setback line.



Z-12131 111 OAKMERE STREET, WEST ROXBURY

Hearing: 12/6/88 Z-12140
Wong Toy
406-408 Harrison Avenue
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three apartments and store
to four apartments.

Violation(s): Multifamily dwelling is forbidden use.

Change in nonconforming use.

Insufficient open space.

VOTED: In reference to petition Z-12140, Wong Toy, 406-408
Harrison Avenue, Boston, for forbidden use, change
in nonconforming use, and variance for change
of occupancy from three apartments and store to
four apartments in a manufacturing (M-2) district,
the Boston Redevelopment Authority recommends
approval. Store (restaurant) will be converted
to affordable unit as apart of agreement when
building was purchased from Authority in March.
Structure will undergo substantial rehabilitation.



Z-12140 406-408 HARRISON AVENUE, BOSTON

Board of Appeal Referrals

11/10/88

Hearing: 12/6/88 Z-12141
Christine A. O'Toole
3 Greenough Park
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect window dormer addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12141, Christine A. O'Toole, 3 Greenough Park, Jamaica Plain, for variance to erect window dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Technical violation.



Z-12141 3 GREENOUGH PARK, JAMAICA PLAIN

Board of Appeal Referrals

11/10/88

Hearing: 12/6/88 Z-12145
Jose R. Agosto
10-12 Highview Avenue
West Roxbury

Site: 2½-Story structure - two-family dwelling.

District(s): Single-family (S-.5)

Purpose: Rebuild porch.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12145, Jose R. Agosto, 10-12 Highview Avenue, West Roxbury, for variance to rebuild porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Porch should be redesigned to reflect similar structures in neighborhood.



Z-12145 10-12 HIGHVIEW AVENUE, WEST ROXBURY

Board of Appeal Referrals

11/10/88

36

Hearing: 12/6/88 Z-12146
Nelson Piffer
8 Thurston Street
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect front and rear deck additions to two-family dwelling and enclose rear porch.

Violation(s): Excessive floor area ratio.
Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-12146, Nelson Piffer, 8 Thurston Street, East Boston, for four variances to erect front and rear deck additions to two-family dwelling and enclose rear porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Inconsistent information submitted by appellant. Plot plan dimensions are inconsistent with Inspectional Services Department application.



Z-12146 8 THURSTON STREET, EAST BOSTON

Hearing: 12/6/88 Z-12147
Arthur Weingarten
45 Hall Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear porch additions to three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12147, Arthur Weingarten, 45 Hall Street, Jamaica Plain, for two variances to erect porch additions to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second- and third-floor porch additions will replace those removed several years ago.



Z-12347 45 HALL STREET, JAMAICA PLAIN

Board of Appeal Referrals

11/10/88

Hearing: 11/15/88 Z-12166
Stavros Frantzis
7 Harris Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from rest home to offices.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-12166, Stavros Frantzis, 7 Harris Avenue, Jamaica Plain, for change in nonconforming use for change of occupancy from rest home to offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no more than 50 percent of office space be occupied by travel, real estate, insurance, doctors, and dentists offices; that appellant comply with all other conditions in letter of Sumner Hill Association to Stavros Frantzis dated June 23, 1988; that plans be submitted to the Authority for design review approval.



7-12166 7 HARRIS AVE., JAMAICA PLAIN

Hearing: 11/29/88 Z-12167
Lillian Hughey
1928 Hyde Park Avenue
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petition Z-12167, Lillian Hughey, 1928 Hyde Park Avenue, Hyde Park, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Site immediately abuts a manufacturing district. Use is compatible with abutting three-family dwelling.



SPRAGUE

POND

MORNE

ST

WALL

NEW YORK

NEW HAVEN

PRESCOTT

HYDE

PARK

WALL

HEADWAY
ELEM SCHOOL

PARKSON

STREET

CAMP

TENNIS
COURT

MEIGS

PLAYGROUND

PARK

STANBRO

STREET

WALL

AVE

PARKING

FIRE STATION

HAMILTON

STREET

NEPONSET

STREET

7-12167 1928 HYDE PARK AVENUE, HYDE PARK

Board of Appeal Referrals

11/10/88

Hearing: 11/22/88 Z-12177
Orange Star Trust
John Coppola
284 Commonwealth Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from music school and dormitory
to lodging house (39 lodgers).

Violation(s): Lodging house is conditional use.

Insufficient off-street parking.

Handicapped access.

VOTED: In reference to petition Z-12177, Orange Star Trust, John Coppola, 284 Commonwealth Avenue, Boston, for conditional use and two variances for change of occupancy from music school and dormitory to lodging house for 39 lodgers in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that barrier free access be provided for at least five percent of the units as specified in Section 30 of the Zoning Code; design review by the BRA; that a resident register be kept in accordance with the Lodging House License; and that the conditional use expires upon the sale or lease, rental, or other disposition of property. The proposal is located in the Priority Preservation Subdistrict (subdistrict B) of the Downtown IPOD and is consistent with goals and objectives of this subdistrict. It is in the Back Bay Architectural District. The proposal seeks to change the Certificate of Occupancy from a music school and dormitory to a lodging house which has been its actual use for the past several years and for which the Licensing Board has already granted a Lodging House License. The Mayor's Office of Neighborhood Services is supportive of efforts to preserve lodging houses and is not in opposition to this petition. The Neighborhood Association of the Back Bay is not opposed to this petition and has set two conditions which are: 1) that rentals be on a weekly basis or longer, and 2) that there be a resident superintendant responsible for cleanliness and order.



Z-12177 284 COMMONWEALTH AVE., BOSTON

Board of Appeal Referrals

11/10/88

4

Hearing: 12/6/88 Z-12185
Buzzy's Realty Corporation
53 Spring Street
West Roxbury

Site: Used car lot

District(s): Local business (L-.5)

Purpose: Erect one-story office - one-car garage structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12185, Buzzy's Realty Corporation, 53 Spring Street, West Roxbury, for extension of nonconforming use to erect office - one-car garage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral pending community review through the land use subcommittee of the West Roxbury Neighborhood Council.



Z-12185 53 SPRING STREET, WEST ROXBURY

Board of Appeal Referrals

11/10/88

Hearing: 11/29/88 Z-12216
Martin S. Nee
218 Neponset Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from existing two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12216, Martin S. Nee, 218 Neponset Avenue, Dorchester, for variance for change of occupancy from existing two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The surrounding residential neighborhood contains a variety of residential structures, from single-family homes to apartment buildings. The house is located at the corner of Neponset Avenue and Southwick Street, directly across from St. Ann's Church. The addition of a unit within this house is a concern because of the existing density of the neighborhood and that a negative precedent would be set by allowing an increase in density in this 2½-story structure. There are serious traffic problems in this area because of the location of St. Ann's School, the lack of residential off-street parking, and the proximity of the shopping area on Morrissey Boulevard, located one block from this house. Addition of small unit (under 500 square feet) does not help to alleviate the shortage of housing in the City, but increases changes in the character of the existing housing stock in the neighborhoods and the character of the neighborhoods themselves.



7-12216 218 NEPONSET AVENUE, DORCHESTER

Board of Appeal Referrals

11/10/88

Hearing: 11/15/88 Z-12242
St. Nectarios Church
35-39 Belgrade Avenue
Roslindale

Site: Two-story structure

District(s): General business (B-1)

Purpose: Erect two domes and belltower addition to church.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-12242, 35-39 Belgrade Avenue, Roslindale, for three variances to erect two domes and belltower addition to church in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure will improve aesthetic appearance of church which has been located in neighborhood for several years. Neighborhood has reviewed improvement plan.



Z-12242 35-39 BELGRADE AVE., ROSLINDALE

Board of Appeal Referrals

11/10/88

Hearing: 12/6/88 Z-12246
Angelo M. Scaccia
59 Readville Street
Hyde Park

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12246, Angelo M. Scaccia, 59 Readville Street, Hyde Park, for variance to erect rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Solar addition. Rear yard abuts playground.



Z-12246 59 READVILLE STREET, HYDE PARK

Hearing: 11/22/88 Z-12285
The Canton Corporation
Frederick E. Fairfield, President
6 Moreland Street
Roxbury

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area, open space, rear yard,
and off-street parking.

VOTED: In reference to petition Z-12285, The Canton Corporation, Frederick E. Fairfield, President, 6 Moreland Street, Roxbury, for conditional use and four variances to legalize occupancy as four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Site lies in the Mount Pleasant subdistrict of the Roxbury Interim Planning Overlay District. Proposal for affordable housing through the Public Facilities Department which is in the process of reviewing this proposal with the community.



Z-12285 6 MORELAND STREET, ROXBURY

Board of Appeal Referrals

11/10/88

Hearing: 11/10/88 Z-11675
John T. Mullins
17-23 Faulkner Street
Dorchester

Site: 7,933 Square feet of land

District(s): General business (B-1)

Purpose: Erect five-apartment modular structure.

Violation(s): Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-11675, John T. Mullins, 17-23 Faulkner Street, Dorchester, for three variances to erect five-apartment modular structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that number of units be reduced from five to four units (appellant has agreed to this); that plans with particular respect to parking, landscaping, buffer, and exterior building materials be submitted to the Authority for design review approval. Proposal does not represent negative residential development for the area. Violations cited are technical and do not represent a significant deviation from the prevailing land use patterns in the immediate vicinity. Appellant has adequately modified the proposal to address previous concerns about design and density.



2-11675-17-23 FAULKNER ST, DORCHESTER